



City of Seattle

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**Department of Design, Construction and Land Use**

Diane Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2208450 SEPA (& 2208451 Related)

**Applicant Name:** Brett Hansen

**Address of Proposal:** 4401 4<sup>th</sup> Ave South & 4141 4<sup>th</sup> Ave South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to establish use for future principal use parking for 53 spaces as covenant parking for the adjacent site (Costco Wholesale). Project includes reconfiguration of the existing Costco parking lot.

The following approval is required:

**SEPA – Environmental Determination-** Chapter 23.05 Seattle Municipal Code

**SEPA DETERMINATION:**      ☐ Exempt   ☒ DNS   ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition  
or involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site and Vicinity**

The sites are located in the Industrial area south of downtown Seattle between Burlington Northern Railroad lines and 4<sup>th</sup> Avenue South. 4401 4<sup>th</sup> Ave South is home to Costco Wholesale and contains approximately 422,234 square feet. The site known as 4141 4<sup>th</sup> Avenue South currently houses a former school district maintenance building, (also owned by the Costco Corporation), and contains 217,800 square feet of area. Both properties are zoned General

Industrial 1 with an eighty five (85) foot height limit (IG1-85). In addition both sites are located in the Duwamish manufacturing industrial center.

### Proposal

The applicant proposes to expand the current Costco Wholesale parking lot by adding 53 covenant parking spaces and reconfiguring their existing parking area. This application does not include changing the use of the existing structure on Lot 2. The 53 spaces are proposed on Lot 1.

### Public Comment

One comment letter was received from a concerned citizen during the comment period that ended on February 12, 2003.

In the comment letter the citizen raised a number of traffic related concerns. He wanted to insure that the additional parking spaces would not alter the existing traffic routing, vehicular entrances and exits to the site or current signaling patterns. He also expressed apprehension that the proposed use was a use allowed on the property due to a covenant over the former school district property. An amendment to the initial covenant allows non industrial uses on a small portion of the property which is where parking is proposed. This covenant language is apart of the application file. The proposed application does not include changes to the current signaling, traffic routing or ingress and egress pasterns on site. An application reviewed and approved by DCLU In 2002 upgraded these items on this site in anticipation of this application. This application will add some additional lighting and new vehicular aisles to the current parking lot which is why the notice language included "reconfiguration" in the project description.

### ANALYSIS – SEPA

Environmental review resulting in a threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated December 17<sup>th</sup> 2002. The information in the checklist and the experience of DCLU with review of similar projects forms the basis for this analysis and decision. The project site is classified as an Environmentally Sensitive Area under Standard One that refers to Geologic Hazard Areas –Liquefaction-prone Areas. (SMC 25.09.100)

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations. Under such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

#### Short-Term Construction Impacts

The short-term, construction related impacts anticipated from the proposal are as summarized in the following list:

- Air Quality --- Increased dust and particulate matter due to construction activities.
- Transportation --- An increase in vehicular traffic adjacent to the site due to construction vehicles.
- Noise --- Increased noise during construction.

The Department of Design Construction and Land Use has analyzed and annotated the environmental Checklist submitted by the applicant; reviewed the project plans and any additional information on file; and any comments which were received regarding this proposed action have been considered. The applicant's proposal to expand the existing parking lot by adding 53 additional parking spaces will have minimal adverse impacts. Due to the fact that the site has already been cleared, graded, and code complying drainage systems installed under previous permits the only work needed to add the new parking stalls is laying new asphalt on the prepared sub-grade. As indicated in the checklist, this action will result in adverse impacts to the environment. However due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665)

#### Long-Term Impacts

Long-term or use-related impacts are anticipated as a result of approving this proposal; those impacts are as summarized in the following list:

- Liquefaction-prone soils --- building on a site with liquefaction-prone soils
- Parking and Traffic --- anticipated increased trip generation
- Light and Glare --- anticipated exterior lighting and headlight of vehicles using parking lot

A geotechnical report was conducted by Earth Consultants for the subject property. The report acknowledged the existence of liquefaction prone soils. The subsurface conditions were evaluated on site by conducting a series of borings at various locations. They found the soils to primarily contain silty sand with fluctuating amounts of gravel and poorly graded sand with silt. In addition to the above all boring locations showed evidence of brick or concrete fragments. The soils testing did not reveal evidence of contamination by previous uses onsite. The proposed construction of lighting poles and paving related to establishing new parking spaces on a site with liquefaction prone soils in this location does not create long-term impacts that warrant conditioning pursuant to SEPA policies. The Land Use Code provides mitigation for the long-term impacts summarized above. Compliance with these applicable codes is adequate to achieve sufficient mitigation for the long-term impacts resulting from the project.

### **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

### **CONDITIONS - SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: May 8, 2003

Glenda Warmoth, Land Use Planner  
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Use Services